



PLANNING COMMISSION AGENDA

Tuesday, October 25, 2022

The Planning Commission will convene at 6:00 PM on
Tuesday, October 25, 2022 at City Hall, Council Chambers 1001
301 W. Second Street, Austin, TX.

Some members of the Planning Commission may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>

[Greg Anderson](#)

[Awais Azhar](#)

[Grayson Cox](#)

[Yvette Flores](#) – Secretary

[Claire Hempel](#) – Vice-Chair

[Patrick Howard](#)

[Jennifer Mushtaler](#)

[Carmen Llanes Pulido](#)

[Robert Schneider](#)

[Todd Shaw](#) – Chair

[James Shieh](#) – Parliamentarian

[Jeffrey Thompson](#)

District 2 - Vacant

Ex-Officio Members

[Arati Singh](#) – AISD Board of Trustees

[Jessica Cohen](#) – Chair of Board of Adjustment

[Spencer Cronk](#) - City Manager

[Richard Mendoza](#) - Director of Public Works

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

Attorney: Steven Maddoux, 512-974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508

PUBLIC COMMUNICATION

The first four (4) speakers signed up prior to the commencement of the meeting will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

APPROVAL OF MINUTES

1. Approve the minutes of October 11, 2022.

PUBLIC HEARINGS

2. **Plan Amendment:** [NPA-2022-0026.01 - 8226-8240 Georgian Drive; District 4](#)
Location: 8226 - 8240 Georgian Drive, Little Walnut Creek Watershed; North Lamar / Georgian Acres NP Area
Owner/Applicant: Quality Foundation Repair (Simon Wallace)
Agent: Thrower Design (Victoria Haase and Ron Thrower)
Request: From Neighborhood Commercial to Mixed Use land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
Postponement Request **Staff postponement to December 13, 2022.**
3. **Rezoning:** [C14-2022-0086 - Merle Single Family; District 5](#)
Location: 4407 Merle Drive; Williamson Creek Watershed; South Austin Combined (South Manchaca) NP Area
Owner/Applicant: Tyche Acquisitions Group, LLC (Nicholas Landis)
Agent: Thrower Design, LLC (Victoria Haase)
Request: LO-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
4. **Plan Amendment:** [NPA-2022-0028.02 - Jonwood Way - 33 Degrees; District 1](#)
Location: 10600 Jonwood Way, Walnut Creek Watershed; Heritage Hills/Windsor Hills NP Area
Owner/Applicant: Wayne McDonald - 33D Dessau Road, Austin, LLC
Agent: Kimley-Horn (Amanda Brown)
Request: From Single Family to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Attorney: Steven Maddoux, 512-974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508

5. **Rezoning:** [C14-2022-0085 - Jonwood Way - 33 Degrees; District 1](#)
 Location: 10600 Jonwood Way; Walnut Creek Watershed; Heritage Hills/Windsor Hills NP Area
 Owner/Applicant: Wayne McDonald - 33D Dessau Road, Austin, LLC
 Agent: Kimley-Horn (Amanda Brown)
 Request: SF-2-NP to SF-6-NP
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
6. **Plan Amendment:** [NPA-2019-0013.01 - Copeland South; District 9](#)
 Location: 909, 911, 915, 1001, 1003 S. 2nd St. and 604, 606 Copeland St., East Bouldin Creek Watershed; Bouldin Creek NP Area
 Owner/Applicant: SB-Frank South, LLC
 Agent: StoryBuilt (Mike Melson)
 Request: From Single Family to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
7. **Rezoning:** [C14-2021-0185 - Copeland South; District 9](#)
 Location: 909, 911, 915, 1001 and 1003 South Second Street; 604 and 606 Copeland, East Bouldin Creek Watershed; Bouldin Creek NP Area
 Owner/Applicant: SB-Frank South, LLC
 Agent: StoryBuilt (Mike Melson)
 Request: SF-3-NP to CS-MU-V-CO-NP, as Amended
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
8. **Rezoning:** [C14-2021-0082 - Copeland; District 9](#)
 Location: 1002, 1004 and 1006 South First Street, East Bouldin Creek Watershed; Bouldin Creek NP Area
 Owner/Applicant: SB-Frank South, LLC
 Agent: StoryBuilt (Mike Melson)
 Request: GR-MU-V-CO-NP to CS-MU-V-CO-NP, as Amended
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department

9. **Rezoning:** [C14-2022-0081 - Frank South; District 9](#)
Location: 1108 and 1110 South First Street, East Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: SB-Frank South, LLC
Agent: StoryBuilt (Mike Melson)
Request: GR-MU-V-CO-NP to CS-MU-V-CO-NP, as amended
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
10. **Rezoning:** [C14-2022-0076 - 3100 Guadalupe; District 9](#)
Location: 3100 Guadalupe Street, Waller Creek Watershed; Central Austin Combined (West University) NP Area
Owner/Applicant: Leigh Family Trust (Alice G. Kaspar, Trustee)
Agent: Drenner Group, PC (Amanda Swor)
Request: CS-CO-NP to CS-1-CO-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
11. **Site Plan:** [SP-2021-0143C - Easton Park Mixed Use; District 2](#)
Location: 7310 Union Park Lane, Cottonmouth Creek Watershed; Pilot Knob MUD
Owner/Applicant: First Hartford Corporation / William Cannon Associates
Agent: Shayna Johnson, P.E. and Siri Soth, WGI
Request: Conditional Use Permit to allow development of a Car Wash in the Pilot Knob PUD.
Staff Rec.: **Recommended**
Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department
12. **Site Plan Extension:** [SP-2016-0021C\(XT2\) - Anonymous Brewery; District 2](#)
Location: 4023 Promontory Point Drive, Williamson Creek Watershed; Southeast Combined NP Area
Owner/Applicant: Draftlands LLC (Kevin Brand)
Agent: AMC Design Group (Chris McComb)
Request: The applicant is requesting a ten-year extension to their site plan permit.
Staff Rec.: **Staff recommends a three-year extension**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
Development Services Department

- 13. Preliminary Plan:** [C8-2021-0152 - Pinnacle at Wildhorse Ranch; District 1](#)
 Location: 12000 Blue Bluff Road, Gilleland Creek Watershed; Wildhorse Ranch PUD
 Owner/Applicant: Texas WH200 LP
 Agent: Kimley-Horn (Kevin Burks)
 Request: Approval of Pinnacle at Wildhorse Ranch, consisting of 57 total lots on approximately 60.06 acres.
 Staff Rec.: **Recommended**
 Staff: Juan Enriquez, 512-974-2767, juan.enriquez@austintexas.gov
 Development Services Department
- 14. Final Plat out of an approved Preliminary Plan:** [C8J-2022-0177.1A - Easton Park Section 4B East Phase 1; District 2](#)
 Location: East William Cannon Drive, North Fork Dry Creek Watershed; Pilot Knob MUD
 Owner/Applicant: Carma Easton LLC (AJ Zorn)
 Agent: Carlson, Brigance, and Doering, Inc. (Charles Brigance)
 Request: Approval of a final plat consisting of 2 lots on 13.769 acres.
 Staff Rec.: **Approved with conditions per Exhibit C - Comment report**
 Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
 Travis County TNR - Single Office
- 15. Code Amendment:** [Historic Design Standards](#)
 Agent: Cara Bertron, Senior Planner
 Request: Recommend amendments to Title 25 of the City Code to codify the Historic Design Standards. No changes to historic review process proposed.
 Staff Rec.: **Recommended**
 Staff: Cara Bertron, 512-974-1446, cara.bertron@austintexas.gov
 Housing and Planning Department
- 16. Code Amendment:** [Residential Use on Commercially Zoned Properties Code Amendment](#)
 Request: Consider an ordinance amending Title 25 of the City Code to create an affordable housing bonus program and allow residential development on commercially-zoned properties.
 Staff Rec.: **Recommended, with changes**
 Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov
 Housing and Planning Department

ITEMS FROM THE COMMISSION

FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

(Chair Shaw, Vice-Chair Hempel and Commissioners: Anderson and Azhar)

[Comprehensive Plan Joint Committee](#)

(Commissioners: Cox, Flores, Llanes Pulido and Schneider)

[Joint Sustainability Committee](#)

(Commissioner Schneider *alternate*)

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Shieh and Thompson)

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

Design Guidelines Update Working Group

(Vice-Chair Hempel and Commissioner Cohen)

Housing Working Group

(Commissioners Anderson, Azhar, Cohen, Howard, Llanes Pulido and Shieh)

Compatibility and Residential on Commercial Properties Working Group

(Commissioners Anderson, Azhar, Cohen, Shieh, Mushtaler, and Thompson)

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Andrew Rivera at the Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Attorney: Steven Maddoux, 512-974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508

SPEAKER REGISTRATION

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person.

Teleconference Registration

Registration for participation by teleconference closes on **Tuesday, October 25, 2022 at 2:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

In-Person Registration

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at **6:00 p.m.** the day of the meeting utilizing a mobile device to scan the below QR code which will be displayed in chambers. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

Click on link below or scan the QR code and submit the form to register to speak. Speakers should submit a separate registration form for each item of interest.

<https://forms.office.com/g/irmTaGAqPp>



Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at Andrew.rivera@austintexas.gov or by phone 512-974-6508.

Presentations and handouts are requested to be e-mailed to Commission Liaison Andrew Rivera at Andrew.rivera@austintexas.gov by 1:00 PM day of the meeting.

PARKING & VALIDATION

Parking is available at the City Hall parking garage and is free with validation. A stamp machine will be available to manually stamp the parking ticket.

Speaker Testimony Time Allocation

PUBLIC HEARING

Speaker	Number	Minutes
Applicant /Agent	1	5 min. and 3 min rebuttal
Speakers For	Up to 3	3 min.
Speakers For	Unlimited	1 min.
Speaker	Number	Minutes
Primary Speaker Against	1	5 min.
Speakers Against	Up to 3	3 min.
Speakers Against	Unlimited	1 min.

No donation of time allowed.

DISCUSSION POSTPONEMENT

Speaker	Number	Time Allocated
Primary Speaker Favoring Postponement	1	3 min.
Secondary Speaker Favoring Postponement	1	2 min.
Primary Speaker Opposing Postponement	1	3 min.
Secondary Speaker Opposing Postponement	1	2 min.

PARKING & VALIDATION

Parking is available at the City Hall parking garage and is free with validation.

A stamp machine will be available to manually stamp the parking ticket.

ORDER OF MEETING

Determination of Quorum / Meeting Called to Order

Reading of Proposed Consent Agenda

*Vote and Disposal of Consent Agenda

**Determination of Discussion Postponement Items

Discussion Cases (Including public comment, staff and applicant / representative presentations)

Other Business

Adjournment

* The consent agenda may be acted upon by one vote without separate discussion.

Speakers are allowed to provide testimony on an item proposed for the consent agenda. At the discretion of the Commission the item may remain on the consent agenda.

** Discussion postponement consists of public comment by 2 individuals for the postponement and 2 individuals against the postponement. Testimony should not delve into the merits of the case. The granting of a postponement must be approved by affirmative vote of the Commission.

Planning Commission 2022 Meeting Schedule

Tues. January 11, 2022 @ Austin City Hall, 6PM
Tues. January 25, 2022 @ Austin City Hall, 6PM
Tues. February 8, 2022 @ Austin City Hall, 6PM
Tues. February 22, 2022 @ Austin City Hall, 6PM
Tues. March 8, 2022 @ Austin City Hall, 6PM
Tues. March 22, 2022 @ Austin City Hall, 6PM
Tues. April 12, 2022 @ Austin City Hall, 6PM
Tues. April 26, 2022 @ Austin City Hall, 6PM
Tues. May 10, 2022 @ Austin City Hall, 6PM
Tues. May 24, 2022 @ Austin City Hall, 6PM
Tues. June 14, 2022 @ Austin City Hall, 6PM
Tues. June 28, 2022 @ Austin City Hall, 6PM

Tues. July 12, 2022 @ Austin City Hall, 6PM
Tues. July 26, 2022 @ Austin City Hall, 6PM
Tues. August 9, 2022 @ Austin City Hall, 6PM
Tues. August 23, 2022 @ Austin City Hall, 6PM
Tues. September 13, 2022 @ Austin City Hall, 6PM
Tues. September 27, 2022 @ Austin City Hall, 6PM
Tues. October 11, 2022 @ Austin City Hall, 6PM
Tues. October 25, 2022 @ Austin City Hall, 6PM
Tues. November 8, 2022 @ Austin City Hall, 6PM
Tues. November 15, 2022 @ Austin City Hall,
5PM
Wed. November 16, 2022 @ Austin City Hall, 6PM
-CANCELLED
Tues. December 13, 2022 @ Austin City Hall, 6PM
Tues. December 20, 2022 @ Austin City Hall, 5 PM
Wed. December 21, 2022 @ Austin City Hall, 6PM
-CANCELLED